

ON THIS 9th DAY OF TULY 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED IRA BRUMMELL AND PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PREDIDENT AND SECRETARY OF QUALITY INVESTMENTS INC. A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT GAID CORPORATION EXECUTED THE WITNESS MY HAND AND OFFICIAL SEAL,

> NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES : Aug. 11, 1985

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUB-DIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E. "

QUALITY INVESTMENTS INC., A CALIFORNIA CORP.

TRANG-CAL TITLE COMPANY A CALIFORNIA CORP. AS TRUSTEE UNDER DEED OF TRUST REC. 5/24/85 AS INSTR. NO. 112101

JOHN)L. NEAL , V.P.

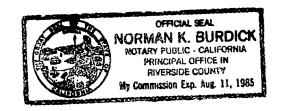
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 5.5.

WITNESS MY HAND AND OFFICIAL SEAL.

ON THIS 8th DAY OF JULY 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOH L. NOW! AND PERSONALLY KNOWN TO ME AND OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

> PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES: Hug. 11, 1985



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCELS 3-7 AND A PORTION OF PARCELS 2 AND 8 OF PARCEL MAP NO. 16254 AS SHOWN BY MAP ON FILE IN BOOK 87 OF PARCEL MAPS AT PAGES 25 AND 26 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND PORTIONS OF LOTS 3 AND 4 IN BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS SHOWN BY MAP ON FILE IN BOOK I OF MAPS AT PAGE 70 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA IN SECTION 6, T. 3 S., R. 5 W., S. B. M.

FOR CONDOMINIUM PURPOSES

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA OCTOBER 1984

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP: THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT Nº 19746 , WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DECEMBER 22: 1983, AND ANY APPROVED ALTERATIONS THEREOF THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THÉ TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH: THAT I AM SATISFIED THAT THE MAP IS TECHNI-CALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROY-ED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COM-PLETED IN ACCORD WITH THE APPROYED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF IZVERSIDE COYERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: JULY 18 ,1985

ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

BY: William D. Hardner
DEPUTY BCE

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER, NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPART-MENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROYIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERGIDE.

FRED KRAY DIRECTOR OF PUBLIC LITILITIES 1

BY: Fuller

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTI-FICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED July (0, 1985

H.E. BREWER, CITY TREASURER

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 20 TO DAY OF JANUARY, 1964 , AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA. SECTION 17953: BY GEO WEST GOILS CONSULTANTS.

SHEET | OF 2 SHEETS

WILLIAM E. COHERLY BY Garita Kagan Ne 165180

FILED BY CITY CLERK

SUBD'N GTEE: TITLE CO.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 19746 , AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THUS JAMPAY

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 7,700.

R. WAYNE WATTS COUNTY TAX COLLECTOR

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$7.700.0 executed and filed with the board of supervisors of the COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING of this map with the county recorder are a lien against said PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED 7/25 ,985

GERALD A. MALONEY CLERK OF THE MARD OF SUPERVISORS

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERYISION DURING OCT. 19 ,1978; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED_DEC. 13 , 1984

A. HUBERT WEBB, R.C.E. 11842

BY: Q Relet Wolf

652, 1026, 1044

83-77

CITY

SHEET 2 OF 2 SHEETS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 19746

BEING A SUBDIVISION OF PARCELS 3-7 AND A PORTION OF PARCELS 2
AND 8 OF PARCEL MAP NO. 16254 AS SHOWN BY MAP ON FILE IN
BOOK 87 OF PARCEL MAPS AT PAGES 25 AND 26 THEREOF, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA AND PORTIONS OF LOTS 3 AND
4 IN BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY
LANDS AS SHOWN BY MAP ON FILE IN BOOK I OF MAPS AT PAGE
70 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
IN SECTION 6, T.3 S., R. 5 W., S. B.M.

OCTOBER 1984

SCALE : 1 "= 60'

ALBERT A WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PUPOSES

ENGINEER'S NOTES

- I. BASIS OF BEARINGS IS THE NORTHEAST BOUNDARY LINE OF PARCEL MAP NO. 16254 TAKEN AS 5.34°16'00"E. AS SHOWN BY PARCEL MAP BOOK 87 AT PAGES 25 AND 26 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. -O-INDICATES SET I" IRON PIPE, TAGGED R.C.E. 11842. UNLESS OTHERWISE NOTED.
- 3. INDICATES FOUND MONUMENT AS NOTED.
- 4. -O- INDICATES FOUND I" I.P. TAGGED R.C.E. 9870, FLUSH, PER P.M.B. 7/22 RIV. CO. REC.
- 9 () INDICATES RECORD AND MEASURED DATA PER P.M.B. 7/22 RIV. CO. REC.
- 6. THIS TRACT CONTAINS G.GI ACRES NET.
- 7. [] INDICATES RECORD DATA PER P.M.B. 87/25,26 RIV. CO. RECS.

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- I. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES, FOR IRRIGATION AND DOMESTIC USE BY DEED REC. JULY 1, 1885 IN BOOK 42 PAGE 296, S.B. CO. REC.
- 2. 6' P.U.E. IN FAVOR OF THE CITY OF RIVERSIDE BY INSTR. NO. 4139, REC. 1/10/73, RIV. CO. REC.
- 3. 5' P.U.E., 10' P.U.E., 15' P.U.E., 20' P.U.E., 32' P.U.E. AND 43' WATER LINE EASEMENT, IN FAVOR OF THE CITY OF RIVERSIDE BY MAP REC. 1 (15/81 IN P.M.B. 87 PAGES 25 AND 26, RIV. CO. REC.

DATED : July 16, 1985



TDACT NO 10716

1,1,1,6, TAG, R.C.E. 9879 PLACE OF " BRASS R P.M.B. 7/22 RIV. O LOT 2 R.L. & I. CO. LANDS FD. 1" I.P. TAGGED R.C.E. 9870, FLUGH, PER P.M.B. 87/25,20 RIV. CO. REC. FO. 2×2, L.S. 1825, 3" DOWN, PER P.M.B. 87/25,26 RIV. CO. REC. M.B. 1/70 G.B. CO. REC. 5.34°16'00"E, 701.33' [288.00] P.M.W. -19 -334 PAR. PAR. 3 PAR. 2 _ [= 23°00'00"] R=100.001 REGASIS A 5' P. (F. 10' P.U.E., 15' P.U.E., 20' P.U.E., 32' P.U.E AND 43' WATER LINE EASE. PER' MAP REC. 1 (15/61, P.M.B. 87/25 \$ 26, RIV. CO. REC. (2) 40'445' EASE. FOR DRAINAGE PURPOSES, AND INCI-DENTAL PURPOSES, IN FAVOR OF CITY OF RIV. IN INSTR. REC. 8/18/1819 IN 800K 83, PAGE 230 OF DEEDS, RIV. CO. REC. N34°16'00"W 89.82 N.61°57'23"W.(R) $\Delta = 60^{\circ}30^{\circ}43^{\circ}$ PAR. 3 PAR. 4 BLANKET P.U.E." SIGNATURE OMMISSION PURGUANT TO SECTION 66436 OF THE GUBDIVISION MAP ACT, THE SIGATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT ···(A). RIPPEN INTO FEE. 1. AN EASEMENT FOR GANITARY SEWER FACILITIES AND STORM DRAIN FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTR. REC. 1/10/73 AS INSTR. NO. 4137, RIV. CO. REC. GET NAIL AND TAG R.C.E. 1184Z -UP 12" ON INGIPE FACE OF 2. AN EASEMENT AND RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT IN THE AIROPACE ABOVE THE GURFACE OF BAID REAL PROPERTY, AS CONVEYED TO THE CITY OF RIVERSIDE, REC. 1/27/78 AS INSTR. NO. 17247, RIV. CO. REC. BLOCK WALL. <u>6</u> 523

REC. 1/27/78 AS INSTR. NO. 17247, RIV. CO. REC.

3. AN EASEMENT FOR SEWER AND STORM DRAIN FACILITIES, AND INCIPENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, REC. 1/11/79 AS INSTR. NO. 7951 RIV. CO. REC.

4. AN EABEMENT AND RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT IN AIR SPACE ABOVE THE SURFACE OF SAID REAL PROPERTY, AS CONVEYED TO THE CITY OF RIVERSIDE, REC. 8/24/79 AS INSTR. NO. 179809 RIV. CO. REC.

5. AN EASEMENT FOR DRAINAGE PURPOSES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTR. REC. AUG. 18, 1899 IN BOOK 83, PAGE 230 OF DEEDS, RIV. CO. REC.

6. EASEMENTS FOR SEWERS, STORM DRAINS, GAS LINES AND TELEPHONE FACILITIES AS RESERVED BY INSTR. NO. 269386, REC. 12/19/79, RIV. CO. REC.

7. EASEMENT FOR SEWERS, GAS LINES AND TELEPHONE FACILITIES AS RESERVED BY INSTR. NO. 187670, REC. 10/10/80, RIV. CO. REC.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENIALLY SUBJECT TO LIQUEFACTION SHOULD. GROUND GHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO 199WANGE OF BUILDING PERMITS.

MONTICELLO ~~B)· FD. 1" I.P. TAGGED R.C.E. 9876, FLUGH, PER P.M.B. 7/22 RIV. CO. REC. AVENUE POR FD. 1" I.P. TAGGED R.C.E. 20508, D. FLUSH, PER M.B. 94/72, 73 N34 16 22"W 332.00' TR, NO. 6 /, <u>/</u>, /, M.B. 68/22-27 FD. 3/4" I.P. TAGGED" R.C.E. 862, 3" HIGH PER M.B. 94/72, 73 RIV. CO. REC. P.M. NO. 20000 P.M.B. 122/73,74 $\frac{1}{2}$ 3330 M.B. 94/72,73

PAR. 6

PAR. 5

VAC. DEC. 19,1979 INSTR. NO. 269380, SEWER, STORM DRAIN, GAS AND TELEPHONE

EAGEMENTS RESERVED

524

052,1026,1044

83-77